

BILL NO. R-93-02-14

ANNEXATION RESOLUTION NO. R-

10-93

A RESOLUTION of the Common Council  
setting forth the policy of the City  
in regard to the North II  
Annexation.

WHEREAS, the annexation of territory to the City of  
Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort  
Wayne is called upon in the preparation of the City  
budget to provide for the furnishing of municipal  
services to the entire City, including newly annexed  
areas; and

WHEREAS, the Common Council of the City of Fort  
Wayne has before it an Ordinance for the annexation of  
the North II Annexation Area, more specifically described  
as follows, to-wit:

SEE EXHIBIT "A," ATTACHED  
HERETO AND MADE A PART  
HEREOF.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA:

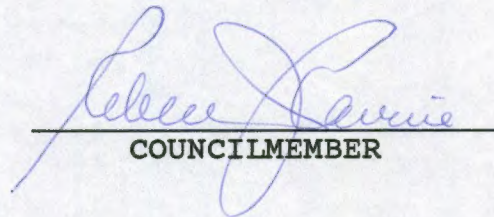
SECTION 1. That in the case of the North II  
Annexation Area, it is the policy of the City of Fort  
Wayne to follow the provisions of Section 1.1 of Chapter  
2 of the Municipal Code of the City of Fort Wayne,  
Indiana of 1974, as amended, with regards to the  
provision of non-capital and capital services to the  
annexation area.

SECTION 2. That it is the policy of the City of  
Fort Wayne to follow the annexation fiscal plan for said  
described territory, as prepared by the Division of  
Community and Economic Development which is incorporated  
herein. Two copies of said plan are on file in the  
office of the Clerk of the City of Fort Wayne and are  
available for public inspection as required by law.

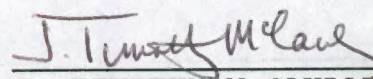


SECTION 3. That said plan sets forth cost estimates of the services to be provided, the methods of financing these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be provided within three (3) years of annexation, and the plan for hiring employees of other governmental entities whose jobs will be eliminated by this annexation.

SECTION 4. That, after adoption and any and all necessary approval by the Mayor, this Resolution shall be in full force and effect.

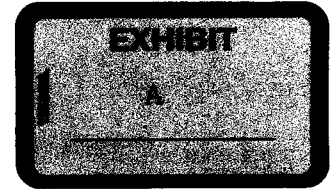
  
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY

  
J. TIMOTHY MCCAULAY, CITY ATTORNEY



## NORTH ANNEXATION II



Part of Section 27, Section 28, Section 32, Section 33, Section 34 and Section 35 in T32N, R12E, 2nd P.M., Perry Civil Township, Allen County, Indiana, and part of Section 6, Section 7 and Section 18 in T31N, R13E, 2nd P.M., St. Joseph Civil Township, Allen County, Indiana and part of Section 1, Section 2, Section 11 and Section 12 in T31N, R12E, 2nd P.M., Washington Civil Township, Allen County, Indiana, containing 2613 acres, more or less, and more particularly described as follows:

Beginning at the intersection of the westerly right of way line of Old Auburn Road and the northerly right of way line of Cook Road and also being on the boundary of the Orchard Woods Annexation Area (Ordinance No. X-01-82); thence southwesterly and westerly along the northerly right of way line of the Cook Road and also being a portion of the boundary of the Orchard Woods Annexation Area to the easterly boundary of Lincoln Village - Section I and also being a portion of the boundary of the Lincoln Village Annexation Area (Ordinance No. X-03-86); thence northerly along the easterly boundary of Lincoln Village - Section I and a portion of the boundary of the Lincoln Village Annexation Area to the northeast corner of Lot 7, Lincoln Village - Section I; thence westerly along the northerly line of Lincoln Village - Section I and a portion of the Lincoln Village Annexation Area to a point on the northerly line of Lot 10, Lincoln Village - Section I at its intersection with the easterly boundary of Lincoln Village - Section I as defined by Lot 10 through Lot 14; thence northerly along the easterly line of Lincoln Village - Section I and Lincoln Village - Section II and also being a portion of the Lincoln Village Annexation Area (Ordinance No. X-03-86) to the northeast corner of Lot 93, Lincoln Village - Section II at its intersection with the southerly line of Manor Park - Section E; thence westerly along the northerly line of Lincoln Village - Section II said line also being the southerly boundary of Manor Park - Section D and Section E and being a portion of the Lincoln Village Annexation Area (Ordinance No. X-03-86); to Lot 106, Lincoln Village - Section II at its intersection with the north-south center line of Section 12, T31N, R12E, 2nd P.M., Allen County, Indiana and also being the easterly boundary of Lincoln Village - Section II; thence northerly along the easterly boundary of Lincoln Village - Section II, the easterly boundary of Lincoln Village - Section IV, and also being a portion of the Lincoln Village Annexation Area (Ordinance No. X-03-86), and a portion of the Lincoln Village IV Annexation Area (Ordinance No. X-06-87) and also being the westerly boundary of Manor Park - Section A to the southeast corner of Lot 28, Newberry - Section I; thence on the following thirteen courses along the common boundary of Lincoln Village - Section IV and Newberry - Section I and also being a portion of the Lincoln Village IV Annexation Area (Ordinance No. X-06-87)  
(1) southwesterly a distance of 213.60 feet, (2) southwesterly a

distance of 43.34 feet to the southwest corner of Lot 29, Newberry - Section I, (3) southwesterly a distance of 104.07 feet to the southwest corner of Lot 30, Newberry - Section I, (4) westerly a distance of 112.64 feet to the southwest corner of Lot 31, Newberry - Section I, (5) northwesterly a distance of 112.64 feet to the southwest corner of Lot 32, Newberry - Section I, (6) northwesterly a distance of 104.07 feet to the westerly corner of Lot 33, Newberry - Section I, (7) northwesterly a distance of 275.00 feet to the westerly corner of Lot 37, Newberry - Section I, (8) northeasterly a distance of 36.40 feet to the southerly corner of Lot 38, Newberry - Section I, (9) northwesterly a distance of 115.00 feet to the southeasterly right of way of Newberry Drive, (10) southwesterly along the southeasterly right of way of Newberry Drive - 30.00 feet, (11) northwesterly a distance of 140.00 feet to the westerly corner of Lot 39, Newberry - Section I, (12) southwesterly a distance of 244.35 feet to the southwesterly corner of Lot 43, Newberry - Section I and (13) northwesterly a distance of 222.26 feet to the westerly boundary of Newberry - Section I and also being the westerly boundary of Lincoln Village - Section IV; thence southerly along the westerly boundary of Lincoln Village - Section IV and also being a portion of the Lincoln Village IV Annexation Area (Ordinance No. X-06-87) to the southerly boundary of Northwood Park Addition; thence westerly along the southerly boundary of Northwood Park Addition, the northerly boundary of Lincoln Village - Section III, the northerly boundary of L.E. Godfrey's Addition - Section B and Section C and also being a portion of the Lincoln Village Annexation Area (Ordinance No. X-03-86) and the Carlisle Place Annexation Area (Ordinance X-08-90) to the easterly right of way of Coldwater Road (formerly known as State Road No. 327); thence westerly to the southeast corner of Lot 14, Waterswolde - Section B; thence on the following seven courses along the boundary of Waterswolde - Section B and Waterswolde Section C (1) westerly to the southwest corner of Lot 23 Waterswolde - Section B, (2) northerly 1653.8 feet to the northwest corner of John Walters Park, Waterswolde Section B, (3) easterly to the westerly corner of Lot 39, Waterswolde - Section B, (4) northeasterly to the northerly corner of Lot 39, Waterswolde - Section B, (5) easterly to the northeast corner of Lot 52, Waterswolde - Section C, (6) southerly to the southeast corner of Lot 52, Waterswolde Addition - Section C at its intersection with the northerly right of way of Farmstead Road and, (7) southeasterly along the northerly right of way of Farmstead Road to the westerly right of way line of Coldwater Road; thence northeasterly along the westerly right of way of Coldwater Road to northerly right of way of Wallen Road; thence easterly along the northerly right of way of Wallen Road to a point 1559.00 feet westerly of the east line of the SE 1/4, Section 1, T31N, R12E, 2nd P.M., Allen County, Indiana; thence northerly along a line 1559.00 feet westerly of and parallel with the east line of the SE 1/4 of said Section 1 to the north line

of the S 1/2 of the SE 1/4 of said Section 1; thence easterly along the north line of the S 1/2 of the SE 1/4 of said Section 1, a distance of 226.0 feet to the west line of the E 1/2 of the SE 1/4 of said Section 1; thence northerly along the west line of the E 1/2 of the SE 1/4 of said Section 1 to the southwesterly corner of Lot 38, Woodland Lake - Section III and also being at its intersection with the center line (Thalweg) of Beckett Run (drain); thence northwesterly, southwesterly, westerly, northwesterly, westerly and northwesterly along the center line (Thalweg) of Beckett Run (drain) to the westerly right of way of Coldwater Road (formerly State Road 327); thence southwesterly along the westerly right of way of Coldwater Road to its intersection with the easterly boundary of Lot 2, Feichters Subdivision in Section 1 Washington Township; thence southwesterly along the easterly boundary of Lot 2 and Lot 1 in Feichters Subdivision in Section 1 Washington Township to the easterly right of way of Till Road; thence northerly along the easterly right of way of Till Road to the northerly right of way of Till Road; thence westerly along the northerly right of way of Till Road to its intersection with the westerly boundary of Feichters Subdivision in Section 1 Washington Township; thence northerly along the westerly boundary of Feichters Subdivision in Section 1 Washington Township to its intersection with the southerly boundary of Fallen Timbers - Section B as established by Lots 38 through 40; thence westerly along the southerly boundary of Fallen Timbers - Section B to the westerly boundary of Fallen Timbers - Section B as established by Lots 40 and 41; thence northerly along the westerly boundary of Fallen Timbers - Section B to its intersection with the southerly boundary of Limberlost Acres - Section B; thence westerly along the southerly boundary of Limberlost Acres - Section B to the westerly boundary of Limberlost Acres - Section B; thence northerly along the westerly boundary of Limberlost Acres - Section B and said westerly boundary extended northerly to its intersection with the northerly right of way of Dupont Road (State Highway RS - Project No. 8802) thence westerly along the northerly right of way of Dupont Road to its intersection with the easterly right of way of Lima Road (State Road No. 3 State Highway Project No. S419 for fiscal year 1959 with latest revisions) thence northerly along the easterly right of way of Lima Road to its intersection with the northerly right of way of Winnsboro Pass in Windsor Woods - Section V; thence on the following seventeen courses along the boundary of Windsor Woods - Section V (1) easterly along the northerly right of way of Winnsboro Pass a distance of 150.00 feet, to the point of curvature of a regular curve to the right having a radius of 515.22 feet, (2) thence easterly on and along the arc of said curve, an arc distance of 108.01 feet, being subtended by a long chord having a length of 107.81 feet to a point of tangency, (3) thence easterly a distance of 48.48 feet, (4) thence easterly a distance of 79.11 feet, (5) thence easterly a distance of 222.41 feet to the southwest corner of Block 'J',

(6) thence northerly 677.55 feet to the northwest corner of Block 'J', (7) thence easterly a distance of 669.7 feet to the northeast corner of the S 1/2 of the SE 1/4 of the NW 1/4 of Section 32, T32N, R12E, 2nd P.M., Allen County, Indiana, (8) thence easterly 615.0 feet to the northeast corner of Lot 164, (9) thence southerly a distance of 125.00 feet, (10) thence southwesterly a distance of 130.0 feet, (11) thence southwesterly a distance of 165.0 feet, (12) thence southwesterly a distance of 130.0 feet to the southeast corner of Lot 158, (13) thence southeasterly a distance of 60.0 feet to the northeast corner of Lot 156, (14) thence southerly a distance of 140.0 feet to the southeast corner of Lot 156 and being on the northerly right of way of Winnsboro Pass, (15) thence southeasterly, on and along the arc of a regular curve to the right, not tangent to the last course, having a radius of 229.86 feet, an arc distance of 11.29 feet, (16) thence southerly a distance of 50.0 feet to the northeast corner of Lot 155 and, (17) southerly along the easterly boundary of Lot 155 to the north line of the SE 1/4 of Section 32, T32N, R12E, 2nd P.M., Allen County, Indiana; thence easterly along the north line of the SE 1/4 of said Section 32 to the northwest corner of Lot 10, Woodmont Oaks; thence easterly along the north boundary of Woodmont Oaks to the westerly boundary of Woodmont - Section 3; thence northerly along the westerly boundary of Woodmont - Section 3 to the northerly boundary of Woodmont - Section 3; thence easterly along the northerly boundary of Woodmont - Section 3 to the easterly boundary of Woodmont - Section 3; thence southerly along the easterly boundary of Woodmont - Section 3 to its intersection with the northerly boundary of Woodmont - Section 5; thence easterly along the north line of the SW 1/4 of Section 33, T32N, R12E, 2nd P.M. Allen County, Indiana and also being a portion of the northerly boundary of Woodmont - Section 5 to the northeast corner of the SW 1/4 of said Section 33 said point also being the northwest corner of Eagle Lake - Section III; thence northerly along the west line of the NE 1/4 of said Section 33 a distance of 1129.45 feet; thence northeasterly to a point on the north line of the SW 1/4 of the NE 1/4 of said Section 33 a distance of 1221.15 feet westerly of the northeast corner of the SW 1/4 of the NE 1/4 of said Section 33; thence northerly parallel with the west line of the NE 1/4 of said Section 33 to the north right of way of Badiac Road; thence easterly along the north right of way of Badiac Road to the westerly boundary of Valley Place; thence northerly along the westerly boundary of Valley Place to the northerly boundary of Valley Place; thence easterly along the northerly boundary of Valley Place and said northerly boundary line extended easterly to the westerly right of way of Coldwater Road; thence northerly along the westerly right of way of Coldwater Road to the southerly right of way of Union Chapel Road; thence easterly along the southerly right of way of Union Chapel Road to its intersection with the easterly boundary of Burning Tree - Section I extended northerly; thence southerly

along the easterly boundary of Burning Tree - Section I extended northerly, the easterly boundary of Burning Tree - Section I and the easterly boundary of Burning Tree - Section II to the southerly boundary of Burning Tree - Section II; thence westerly along the southerly boundary of Burning Tree - Section II to the easterly boundary of Pine Valley Country Club - First Addition; thence southerly along the easterly boundary of Pine Valley Country Club - First Addition and the easterly boundary of Pine Valley Country Club - Second Addition to the northerly boundary of Pine Valley Country Club - Second Addition; thence easterly along the northerly boundary of Pine Valley Country Club - Second Addition, and the northerly boundary of Pine Valley Country Club - Eighth Addition and the northerly boundary of Pine Valley Country Club - Ninth Addition to the westerly right of way of Auburn Road; thence southerly along the westerly right of way of Auburn Road to its intersection with the northerly boundary of Northway Gardens Addition extended westerly; thence easterly along the northerly boundary of Northway Gardens Addition to the westerly right of way of Interstate No. 69 (State Highway I Project No. 69-5); thence southerly along the westerly right of way of Interstate No. 69 to the north line of the S 1/2 of the SE 1/4 of Section 35, T32N, R12E, 2nd P.M., Allen County, Indiana; thence easterly along the north line of the S 1/2 of the SE 1/4 of said Section 35 a distance of 1410.93 feet; thence southerly to a point on the northerly right of way of Dupont Road located 1269.67 feet westerly of the east line of the SE 1/4 of said Section 35; thence westerly along the northerly right of way of Dupont Road to the westerly right of way of Auburn Road; thence southerly along the westerly right of way of Auburn Road to its intersection with the southerly boundary of Reinig's Suburban Addition extended easterly; thence westerly along the southerly boundary of Reinig's Suburban Addition extended easterly and the southerly boundary of Reinig's Suburban Addition to the easterly boundary of Windmill Ridge - Section I said line also being the east line of the NE 1/4 of Section 1, T31N, R12E, 2nd P.M., Allen County, Indiana; thence southerly along the easterly boundary of Windmill Ridge - Section I, the easterly boundary of Windmill Ridge - Section II, the easterly boundary of Woodland Lake - Section V, said line also being the east line of the NE 1/4 of said Section 1 to the north line of the SW 1/4 of Section 6, T31N, R13E, 2nd P.M., Allen County, Indiana; thence easterly along the north line of the SW 1/4 of said Section 6 to the westerly right of way of Auburn Road; thence southwesterly and southerly along the westerly right of way of Auburn Road to the north line of the S 1/2 of the SW 1/4 of Section 7, T31N, R13E, 2nd P.M., Allen County, Indiana, extended westerly; thence easterly along the north line of the S 1/2 of the SW 1/4 of said Section 7 extended westerly and the north line of the S 1/2 of the SW 1/4 of said Section 7 to the northwest corner of Lot 67, Auburn Farms - Section II; thence easterly along the northerly boundary of Auburn Farms - Section II to the westerly right of

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way of Interstate No. 69 (State Highway I. Project No. 69-5) thence southwesterly along the westerly right of way of Interstate No. 69 to the westerly right of way of Auburn Road and also being a portion of the boundary of the Orchard Woods Annexation Area (Ordinance No. X-01-82); thence northwesterly along the westerly right of way of Auburn Road and also being a portion of the boundary of the Orchard Woods Annexation Area to the place of beginning.



Read the first time in full and on motion by Parone, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on Regulation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 2-9-93 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK  
Nedya E. Schaff, Deputy Clerk

Read the third time in full and on motion by Parone, seconded by \_\_\_\_\_, and duly adopted, placed on its passage.  
PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>		<u>1</u>	
BRADBURY			<u>✓</u>	
EDMONDS	<u>✓</u>			
GiaQUINTA	<u>✓</u>			
HENRY	<u>✓</u>			
LONG	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			
TALARICO	<u>✓</u>			

DATED: 2-9-93 Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK  
Nedya E. Schaff, Deputy Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. 9-10-93 on the 9th day of March, 1993

ATTEST: (SEAL)  
Sandra E. Kennedy Mark C. GiaQuinta  
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER  
Nedya E. Schaff, Deputy Clerk

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of March, 1993 at the hour of 11:30 o'clock A., M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK  
Nedya E. Schaff, Deputy Clerk  
Approved and signed by me this 10th day of March, 1993, at the hour of 11:35 o'clock A., M., E.S.T.  
PAUL HELMKE, MAYOR

# FISCAL PLAN

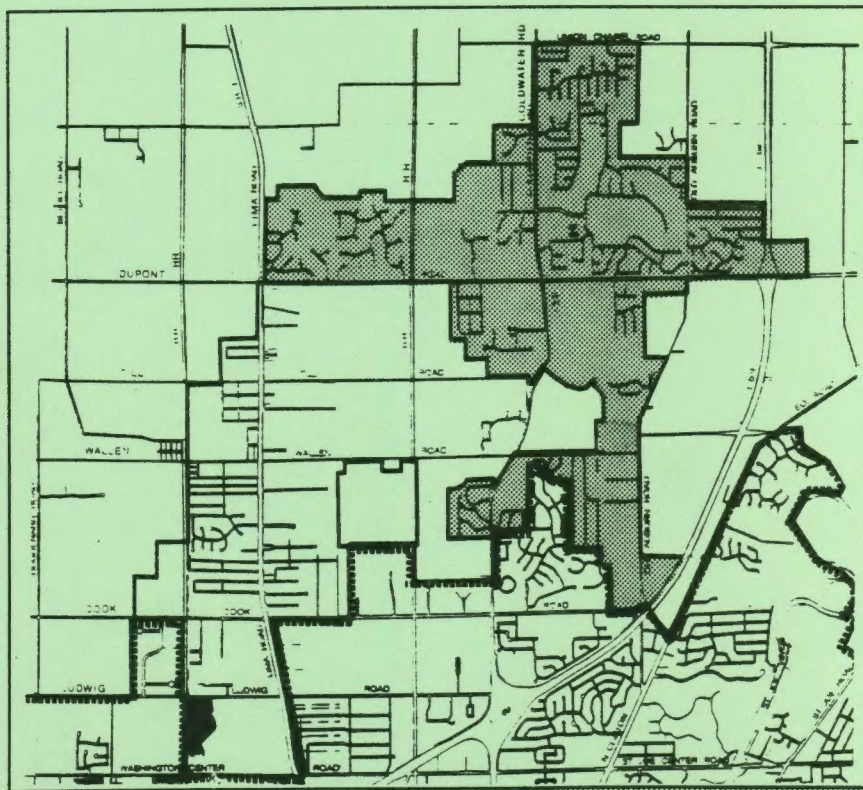
CITY OF FORT WAYNE  
PAUL HELMKE, MAYOR

February 1993

## North II Annexation

Effective: December 31, 2002

COMMUNITY & ECONOMIC  
**C&ED**  
DEVELOPMENT



**ADMINISTRATION AND POLICY DIRECTION**

**Paul Helmke  
Mayor  
City of Fort Wayne**

**Greg Purcell  
Director  
Division of Community and Economic Development**

**Gary Stair  
Director of Planning**

**Fort Wayne City Plan Commission  
Mel Smith, President  
Yvonne Stam, Vice-President  
Robert Hutner, Secretary  
Charles Layton  
David Ross  
Donald Schmidt  
John Shoaff**

**RESEARCH AND PREPARATION**

**Pamela Holocher, Planner II  
Rick Kunkel, Planner II  
Lisa Minnick, Planner I  
Nancy Townsend, Planner I**



## INTRODUCTION

Since its incorporation in 1840, the City of Fort Wayne has grown through the annexation process. During the late 1800's and the first half of the twentieth century the City was successful in its efforts at keeping the urbanizing areas of the community within the city limits.

As growth accelerated after 1950, several factors thwarted the City's attempts to keep pace with an expanding County population. Random development, with lower density residential neighborhoods, good routes of transportation, greater use of automobiles, and the decentralization of major employment facilities, contributed to the decline of the City's population.

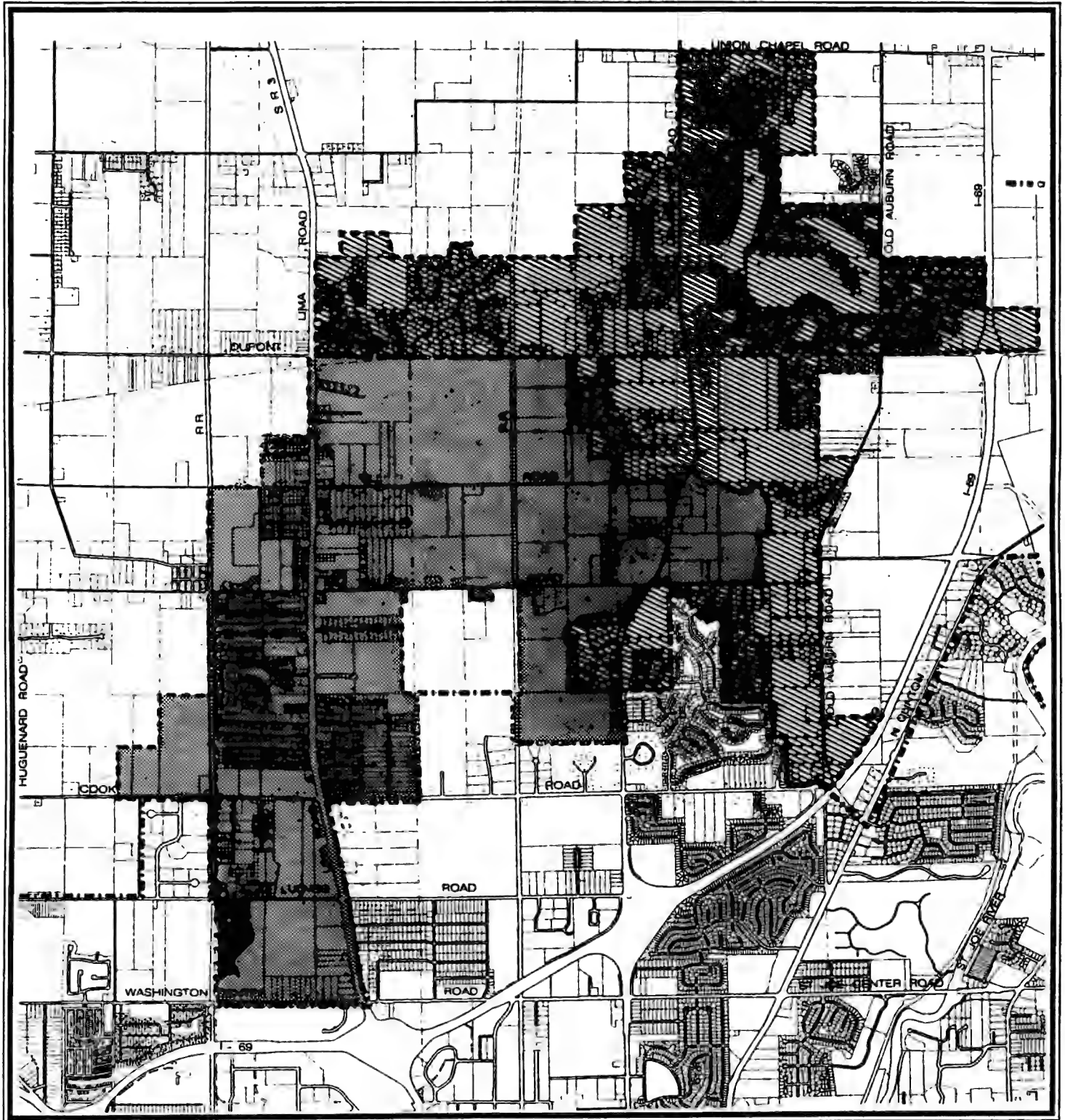
However, during the late 1980's the City developed a new approach to annexation whereby large areas of land were proposed for annexation. This approach has enabled the City to grow at a much faster rate than it had been experiencing in the past utilizing an incremental annexation policy.

If this new strategy was successful in the Northeast Mayor Helmke pledged to attempt to annex other urban areas in Allen County. As the Northeast Annexation has been approved and Phase I and Phase II of the annexation have been incorporated, the City is proposing to annex other large areas in Allen County. An area north of the City has been selected as the next logical area to annex. The area has been divided into two areas - the North II Annexation area and the North I Annexation area - so that services can be provided in a planned and efficient manner.

A map of the North II Annexation Area is presented on the following page. Figure I delineates the North II Annexation Area as well as the North I Annexation Area with major boundary streets labeled. Also shown are the proposed dates that each area will be incorporated into the City of Fort Wayne.

Figure 1

## NORTH ANNEXATIONS



**NORTH ANNEXATION I**

Effective: January 1, 2001



**NORTH ANNEXATION II**

Effective: December 31, 2002

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## SECTION ONE

### BASIC DATA

#### A. LOCATION

The area proposed for annexation is located north of the City of Fort Wayne and is generally bounded on the north by Union Chapel Road, on the east by the east line of the Burning Tree Subdivision, Old Auburn Road, and the east line of the Auburn Farms Subdivision, on the south by City Limits, and on the west by Lima Road, the west line of the Limberlost Acres Subdivision, Coldwater Road and the west line of the Waterswolde Subdivision (See Figure 2).

#### B. SIZE

The North II Annexation Area contains approximately 2,613 acres.

#### C. POPULATION

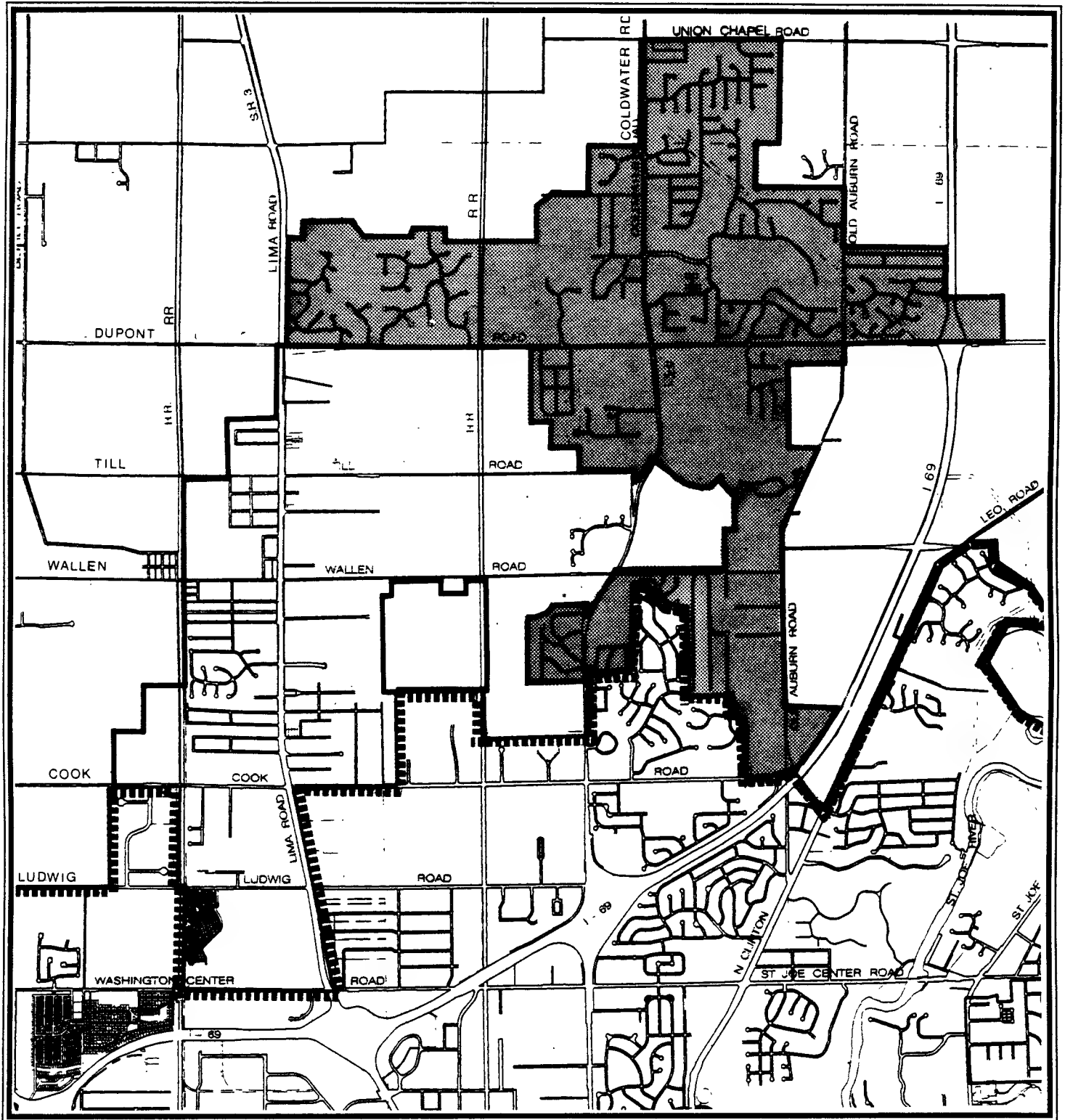
Block statistics from the U.S. Census of Population and Housing show that 6,643 persons resided in the North II Annexation area in 1990. This population figure was based upon a strict computation of census data using only entire block groups within the area. Any block group which was split by boundary lines was not figured in the above total. Current population, for the annexation area is estimated to be 6,824 persons. This figure was derived by multiplying the current number of households in the area by the persons per unit figure in the 1990 Census of Population and Housing.

#### D. BUILDINGS

Single Family Residences	2,289 structures
Duplexes	19 structures
Commercial Buildings	26 structures
Institutional Buildings	8 structures
Utility Buildings	1 structures

Figure 2

## NORTH ANNEXATION II



### LOCATION

Effective: December 31, 2002

E. LAND-USE (Approximations)

	<u>Acres</u>	<u>Percent</u>
Single Family Residential	1,255	48.0%
Agricultural	382	14.6%
Park/Common Areas	299	11.4%
Right-of Way	272	10.4%
Planned Under Construction	235	9.0%
Commercial	73	2.8%
Institutional	49	1.9%
Vacant	41	1.6%
Duplexes	6	.2%
Utility	<u>1</u>	<u>.1%</u>
TOTALS	2,613	100.0%

F. ZONING

The North II Annexation Area currently contains fifteen zoning classifications. Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification

City Zoning Classification

A-1 Agricultural	RA Residence, District A
A-2 Flood Plain	RB Residence, District B
A-3 Estate	RA Residence, District A
RS-1 Suburban Residential	R1 Single Family Res District
RSP-1 Suburban Residential Planned	RA Residence, District A
RSP-2 Planned Two Family Residential	R2 Two Family Residential District
RS-3 Multiple Family Residential	R3 Multiple Family Res District
RSP-3 Multiple Family Planned Dist	R3 Multiple Family Res District
C-1 Limited Commercial	B1B Limited Business District B
C-1A Professional Services	B1A Limited Business District A
C-1A(P) Professional & Personal Service Planned Dist	B1A Limited Business District A
C-1B(P) Business & Tech Planned Dist	M1 Light Industrial District
C-2A Neighborhood Shopping Center	B2A Neighborhood Shopping Center
C-2B Community Shopping Center	B2B Community Shopping Center
C-4 Roadside Commercial	B4 Roadside Business

G. TOPOGRAPHY

The North II annexation area contains several basic soil classifications: Blout Silty Loam (BmA, BmB, BmB2), Morley Silty Loam ( MrB, MrB2, MrC, MrC2, Msc3, MsD3, and MsE3), and Pewamo Silty Clay Loam (Pe). It has been determined using U.S. Geological Survey Maps that the area has a nearly level to steep sloping relief.



H. ASSESSMENT

\$ 72,202,908

I. NET TAX RATES (1991 PAYABLE 1992 RATES)

Existing: (Washington PTC)	\$ 5.486313	
After Annexation:	\$ 7.772813	
Increase:	\$ 2.2865	(41.7 percent increase)
Existing: (Washington)	\$ 5.383832	
After Annexation:	\$ 7.772813	
Increase:	\$ 2.388981	(44.4 percent increase)
Existing: (St Joseph)	\$ 5.362537	
After Annexation:	\$ 7.772813	
Increase:	\$ 2.410276	(44.9 percent increase)
Existing: (St Joseph PTC)	\$ 5.465014	
After Annexation:	\$ 7.772813	
Increase:	\$ 2.307799	(42.2 percent increase)
Existing: (Perry)	\$ 5.140973	
After Annexation:	\$ 7.772813	
Increase:	\$ 2.63184	(51.2 percent increase)

J. COUNCIL DISTRICT

The North II annexation area will be initially assigned to City Council District 3, subject to any later statutorily-required reapportionment.

K. CONTIGUITY

The North II annexation area is over 12.5 percent contiguous to the City of Fort Wayne.

L. SELECTED AREA(S) WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE AND POPULATION DENSITY

As the City has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use and population

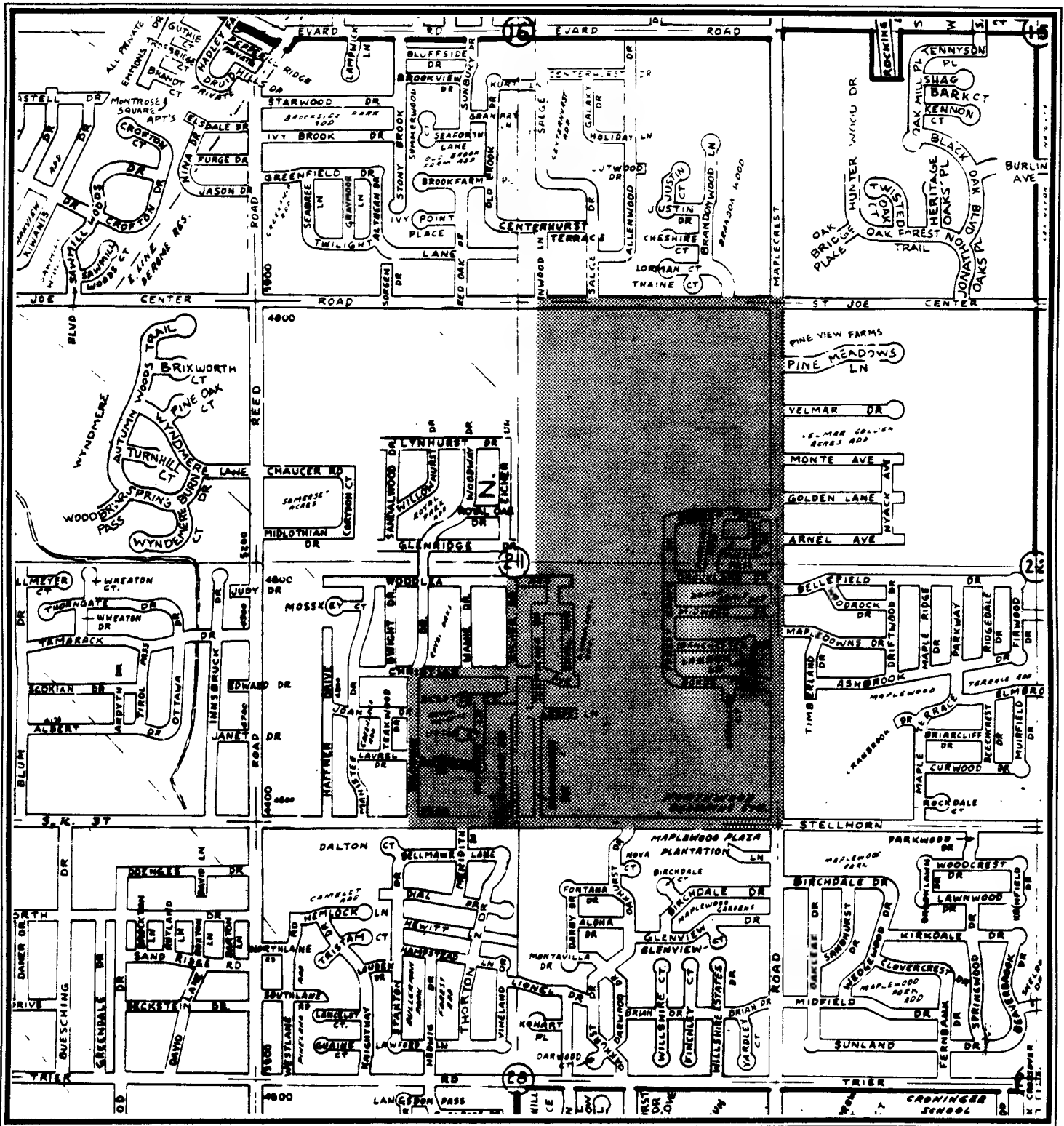
density to the North II annexation area is the Northwood Shopping Center Area (See Figure 3 on page 6).

	<u>North II Area</u>	<u>Northwood Shopping Center Area</u>
Topography:	Nearly level to steep sloping	Nearly level to steep sloping
Patterns of Land Use:	Residential and commercial with some institutional and agricultural	Residential and commercial with some institutional and agricultural
Population Density:	2.5 persons per acre	2.3 persons per acre

No area within the City with similar topography, patterns of land use and population density as the North II Annexation is receiving services higher in standard or scope than the services promised this area.

Figure 3

# NORTHWOOD SHOPPING CENTER AREA



COMPARABLE AREA

## SECTION TWO

### The Comprehensive Annexation Program

The annexation of the North II area is part of a larger, comprehensive annexation program that was developed in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth."



## **SECTION THREE - STATE LAW REQUIREMENTS**

### **A. INTRODUCTION**

When pursuing an annexation, a municipality must be sure that the proposed annexation is in accordance with the State Law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. An annexing city must meet the guidelines of a least one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5 percent) to the municipality and it must meet at least one of the following three conditions: (a) have a population density of at least three persons per acre; (b) be zoned for commercial for commercial business, or industrial uses; (c) be at least sixty percent subdivided.
2. The boundaries of the annexation area must be at least one-fourth contiguous (25 percent) to the municipality and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods of financing such services.

The North II Annexation area meets the first option which has been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how the North II Annexation area meets this requirement.

### **B. ONE-EIGHTH CONTIGUOUS**

Over one-eighth (12.5 percent) of the annexation area's boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation meets the 12.5 percent contiguity requirement mandated by State Statute.

As mentioned in the introduction, if an area is at least one-eighth contiguous (12.5 percent) to the municipality, it can be annexed if any one of the three conditions are met. The North II Annexation area meets one of the three conditions in that it is over sixty percent subdivided.

### **C. CONCLUSION**

The North II Annexation area should be annexed into Fort Wayne because it meets the first annexation test which has been

established by the State Legislature. The annexation area is more than 12.5 percent contiguous to the City and is over 60 percent subdivided.

## SECTION FOUR

### MUNICIPAL SERVICES

This section of the Fiscal Plan projects costs and methods of financing municipal services for the North II Annexation area. How and when the City plans to extend non-capital services and capital improvements is also outlined in the following pages. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the North II Annexation area, the costs of providing of providing services, and funding sources. It should be noted that the costs of providing municipal services have been rounded off to the nearest dollar and are calculated at today's dollar value. In addition, costs to provide municipal services to the North II Annexation area will be inflated in the Financial Summary Section, which follows this section.

As required by State Law the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the North II Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Northwood Shopping Center Area.

#### A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and the protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

The North II Annexation area will be designated as a separate police district, along with the North I Annexation area, based upon population, size and geographic area. The Police Department has projected the number of police officers needed to protect the North II Annexation area. Statistics, including the number of calls for service and the average response times, were obtained from the Communications Department's Computer Aided Dispatch System (CAD) to project service needs and costs in the proposed annexation area.

It has been estimated that there will be 530 calls for service in the proposed annexation area. As a result, the Police Department has determined that six additional personnel, five officers and one detective, will be needed to make the additional 530 service calls which are estimated to occur in this area. The five new officers will cost approximately \$192,305 annually and the detective's salary with benefits is approximately \$38,761. There will also be an annual cost of \$5,000 for uniforms for the five sworn officers. In addition, a fully equipped vehicle will need to be purchased at a cost of approximately \$14,000. Supplies, gas and maintenance for the vehicle will cost approximately \$9,260 a year.

Funding for police services in the annexation area will come from the Civil City Budget of the Police Department which is derived primarily from local property taxes through the General Fund.

CAPITAL COSTS:                   \$ 14,000  
ESTIMATED ANNUAL COSTS:   \$245,326

#### B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the North II Annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection, EMS support response on life hazards, hydrant maintenance, and public education.

The department primarily operates on a hydrant dependant system for the supply of water. City Utilities will install hydrants at critical locations in the North II Annexation area where water lines are available prior to its annexation. These hydrants will be placed at distances not to exceed 700 feet from one another. (See Municipal Service Section I. Fire Hydrants for costs of fire hydrants to be located in the area.)

It has been determined by the Fort Wayne Fire Department that it will be necessary to construct a new fire station and hire one new crew to provide adequate fire protection to the North II Annexation area. The station should be centrally located in the vicinity of the intersection of Dupont and Coldwater Roads. These



roads provide excellent north-south and east-west travel to the area to be served. For adequate operating capability and anticipated growth, the station should have a minimum of two bays. Approximately two years before the annexation of the North II area, land for the station must be purchased at an estimated cost of \$165,000. Construction of the station will be initiated one year before the effective date of annexation in the North II area. It will cost approximately \$950,000 to build a 7,500 square foot station and to furnish the station. A Class A Pumper/tanker, which is anticipated to be the primary piece of equipment utilized at the station, will cost approximately \$250,000.

If there is no or a small or modest increase in development within the annexation area, a single twelve person fire crew will be sufficient to provide fire service to the area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Northwood Shopping Center area. However, if there is substantial additional development in the North II area, the Fort Wayne Fire Department will hire an additional twelve fire fighters, making a total complement of 24 fire fighters at the proposed Pine Valley Station, and purchase a needed piece of fire apparatus to serve the area. Depending upon service needs, the needed piece of apparatus could be a ladder truck, a pumper, a rescue truck, or other front line apparatus. Substantial additional development shall mean development that occurs after the effective date of the annexation ordinance of the North II area, which produces city property tax revenues of at least \$850,000 annually. This additional revenue will cover the costs for the additional fire fighters' salaries and the recommended equipment.

Financing for the purchase of the building and furnishings could be done through a general obligation bond at an estimated 7 percent interest rate extended over a 20 year period. Financing for the Class A Pumper/tanker could be done through a lease program extended over a 7 year period at an estimated 8 percent interest rate.

The Fire Department will hire twelve additional fire fighters to operate the new station. Salaries for the twelve fire fighters will amount to \$467,400 per year. Other operating expenses such as vehicle fuel and maintenance will amount to approximately \$40,000 per year.

CAPITAL COSTS:(land and site improvements)	\$165,000
(two years before the annexation of North II)	
CAPITAL COSTS:(building and furnishings)	\$950,000
(one year before the annexation of North II)	
CAPITAL COSTS:(Class A Pumper/tanker)	\$250,000
ESTIMATED ANNUAL OPERATING COSTS:	\$507,400

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Residents in the North II Annexation area will receive full advanced life support ambulance service immediately upon annexation. Residents of this area are not guaranteed availability of this advanced life support ambulance service until annexation has occurred or the respective Township Trustee enters into a system participation agreement with the Three Rivers Ambulance Authority (upon annexation this agreement is not necessary).

Using service run records over the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some emergencies such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from the proposed Pine Valley Station. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, fire fighters are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Services is based on user fees. The current charges for ambulance service are shown below:

1. \$120 plus \$5 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled non-emergency transfers.
3. \$380 plus \$7.50 per loaded mile for all emergencies for City and non-City plus \$30 fee for emergency response.

This method of financing permits service to be extended to the annexation area with its existing budget, while no additional manpower or equipment will be needed to service the annexation area.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST	\$	0

D. SOLID WASTE DISPOSAL

Upon annexation, Fort Wayne will provide residential garbage collection to the North II Annexation area in the same manner as it provides garbage collection to comparable areas within the City. The City currently contracts with Waste Management of Fort Wayne to supply this service.

On November 24, 1992, City Council approved a garbage user

fee ordinance which became effective January 1, 1993. The \$5.00 per month user fee could increase after the current contract with Waste Management expires in December of 1994. The fee could also change if City Council changes the garbage collection policy to a pay per bag system. The current user fee should pay for what the City will spend to have its trash picked up and disposed of in the landfill. Therefore, it is anticipated that solid waste collection be entirely funded by the user fee and the City should not have to utilize any local tax revenues to provide the service.

CAPITAL COST: \$0  
ESTIMATED ANNUAL COST: \$0

E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area immediately after the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights and control signs.

The Traffic Engineering Department will require one additional sign and one additional signal division employee to serve the North II Annexation area. These two employees will not only serve the proposed annexation area but, will serve the entire northern area of the City. It will cost the City \$30,000 for the Sign Division employee and \$30,500 for the Signal Division employee. Since the additional employees hired will be utilized by the northern sector of the City, the costs will be shared by other northern property owners who will benefit from these services. The North II Annexation area will account for about 50 percent of the total area that will benefit from the additional personnel. Therefore, personnel costs for the annexation area will be 50 percent of the total cost, or \$30,250.

Capital and labor costs will be \$3,013 for the installation of 45 new street signs in the area. Table 1 on the following page details these costs.

TABLE 1

<u>Type</u>	<u>Size</u>	<u>Number Required</u>	<u>Cost</u>	<u>Total Cost</u>
Street Name	30"X 6"	45	\$ 36.70	\$1,651.50
<u>Posts</u>	12' 2lb.	45	11.80	531.00
<u>Labor</u>			830.25	<u>830.25</u>
TOTAL COSTS				\$3,012.75

There will also be an annual cost of \$3,183 for the painting of 47,500 feet of center line and edge line along streets within the annexation area. Funding sources for these services will be from property taxes and Motor Vehicle Highway (MVH) funds.

CAPITAL COST: \$ 3,013  
ESTIMATED ANNUAL COST: \$ 33,433

#### F. STREETS AND ROADS

The incorporation of the North II Annexation area will add 37.30 miles of streets to the City street system. Of this total, there are 29.54 miles of residential streets and 7.76 miles of arterial roads. There are 4.84 miles of residential streets in poor condition, of which 1.08 miles are gravel, 10.57 miles of residential streets in fair condition and 14.13 miles of residential streets in good condition. Of the total arterial roads, 2.65 miles are in fair condition and 5.11 miles are in good condition.

The Fort Wayne Street Department will be responsible for the general maintenance of all streets in the proposed annexation area immediately upon the effective date of annexation. General maintenance includes snow and ice removal as well as berm work. Leaf removal, street sweeping and grass mowing are all under the auspices of the Street Department. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys and sidewalks that will be constructed within the annexation area. The provision of these services to the annexation area will require three additional persons. The three additional street maintenance employees will cost a total of \$86,312 annually. In addition, the Department will need one, one-ton truck with a snow plow, one mechanical street sweeper and one tandem axle dump truck with underblade and snow plow. The cost for the one-ton truck will amount to \$14,000, the mechanical street sweeper will amount to \$85,000 and the cost for

the tandem axle truck is \$65,000. The total equipment cost of \$164,000 can be extended over a five year period if the equipment is purchased through a lease agreement.

The cost incurred by the City for gas, repairs and maintenance and miscellaneous supplies for the new street equipment is estimated to cost \$23,960 per year. The funding source for street maintenance is the Street Department budget which is made up of funds from the Motor Vehicle Highway (MVH) Program. The Street Engineering Department funds come from the MVH, and Local Arterial Roads and Streets (LRS) Programs.

CAPITAL COST: \$164,000  
ESTIMATED ANNUAL COST: \$110,272

#### G. PARKS AND RECREATION

Residents of the proposed annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Once the North II area is annexed the Park Department will consider acquiring and developing a park site in the northern sector of the City. The Park Department will pursue various funding options for acquisition and development through sources such as General Obligation bonds, Park Foundation, etc. This park, if developed would serve the entire northern Fort Wayne community as well as those people in the North II Annexation area.

Children and youth in the proposed annexation area would be provided with a summer recreation program. This program would provide a variety of wholesome recreational opportunities for boys and girls, pre-school through middle school age, at various sites throughout the area for an eight week period during the summer. Estimated costs to provide this service to the annexed area would amount to \$4,000 per year.

The Fort Wayne Parks and Recreation Department will trim and prune trees within public rights-of-ways per the Comprehensive Tree Maintenance Program within the proposed North II annexation area. The department will also be responsible for any tree removal or treatment that poses a public safety hazard. Based upon an estimated number of trees within public right-of-ways in the proposed annexation area, the cost to provide street tree maintenance amounts to \$15,099 per year.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$19,099

#### H. WATER

The Fort Wayne Water Utility is presently serving various



portions of the North II Annexation area. If requested, the Utility has the capacity and the capability to provide sufficient volumes of water to the portions of the annexation area not presently receiving water service or areas being serviced by another utility company. The extension of water services to individual developments will be considered once the property owners in the area petition for such service through the Board of Works. This procedure is the same as that being used by areas within the City. The property owners in the area must also finance the cost of the installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The bonding procedure permits property owners to spread their payments for the installation costs over a ten year period. Also, when the area is annexed into the City, the property owners who are using the Fort Wayne Utility System will no longer have to pay the out-of-City surcharge.

It should be noted that a large portion of the proposed annexation area is being served by a private water utility company, Utility Center. Water services of equal standard, scope and quality to those that are being provided to comparable areas within the City will be provided to the annexation area within three years of the effective date of annexation. The source of revenue for providing this service will be user fees.

CAPITAL COST: \$0  
ESTIMATED ANNUAL COST: \$0

#### I. FIRE HYDRANTS

The City of Fort Wayne pays the Fort Wayne Water Utility \$221.26 annually for each hydrant located within the City. The money the City will pay the Water Utility for hydrant maintenance will be taken from the General Fund.

Currently the North II Annexation area contains 219 fire hydrants, 52 of which are currently owned by City Utilities and 167 of which are owned by Utility Center. As a result, the City will pay the Water Utility \$48,456 a year after the area is annexed into the City.

The Fort Wayne Water Utility has also determined that 39 additional hydrants be constructed the first year after annexation and an additional 40 be constructed within three years of the effective date of annexation. These hydrants will be installed at a cost of \$1,700 per hydrant and their cost will be paid for from the City Utility Budget. Therefore, no money will come from property tax dollars for the construction of these hydrants. However, the City will pay the Water Utility \$8,629 the first year after annexation and an additional \$8,850 the third year after annexation for maintenance of these new hydrants.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$57,085  
(the first year)  
ESTIMATED ANNUAL COST: \$ 8,850  
(the third year on)

J. SANITARY SEWERS

Presently, the Fort Wayne Department of Water Pollution Control (WPC) provides sanitary sewers to various portions of the North II Annexation area. A portion of the area is being served by a private utility company, Utility Center. The Indiana Utility Regulatory Commission (IURC) has issued Utility Center a Certificate of Territorial Authority (CTA) within the proposed annexation area (See Figure 4). As a result, Utility Center has exclusive jurisdiction within this defined CTA.

The Fort Wayne Department of Water Pollution Control will provide engineering services as needed for additional sanitary sewers. If additional sanitary sewer service is desired, the City's Water Pollution Control Department has the capability to provide this service. However, residents will first have to petition to the Board of Public Works. Residents will also have to pay for such a service. Upon annexation, residents will be able to take advantage of the Barrett Bonding process which permits residents to make long-term, low interest payments for their sewers.

CAPITAL COST: \$0  
ESTIMATED ANNUAL COST: \$0

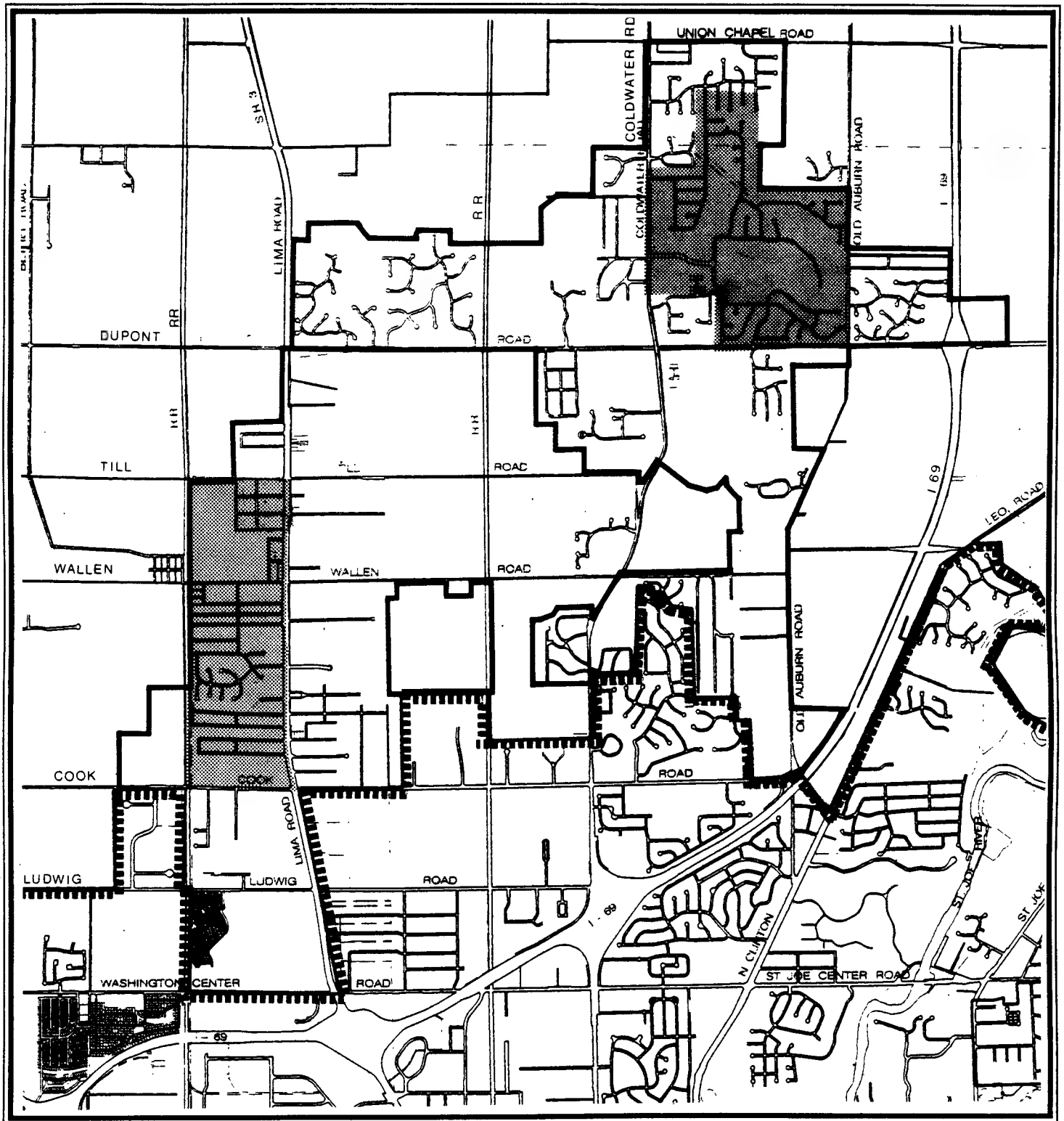
K. STORM SEWERS

Upon annexation, the Fort Wayne Department of Water Pollution Control will consider storm sewer installation upon petition by concerned property owners. The City will provide engineering services for such a project. Certain storm drainage improvements may be funded from the City's Storm Water Utility. Emergency and routine maintenance of public drainage systems which are up to City standards will be the responsibility of the City's Sewer Maintenance Department after annexation. Operating and maintenance costs are anticipated to amount to approximately \$86,000 annually. The source of revenue City Utilities utilizes for providing these services will be user fees.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

Figure 4

## NORTH ANNEXATION II



UTILITY CENTER C.T.A.

## L. STREET LIGHTING

It is the goal of the City to light every intersection in Fort Wayne, to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth. Therefore, the City will place City-standard street lights at all intersections within the North II Annexation area that do not have them, within three years of the effective date of annexation. In order to expedite the installation of the street lights, residents should petition the Street Lighting Department. The City will pay the construction costs for the installation of City-standard lighting with overhead wiring at the unlit intersections where the residents desire this type of lighting.

These capital costs will be funded predominately from the General Lighting Fund. Operating costs will be paid by the City through the regular departmental budget. Any additional mid-block lighting, ornamental lighting or underground wiring must be petitioned by the residents involved per State Statute. The residents would be assessed for the cost of such installation.

In addition to constructing street lights at unlit intersections within the annexation area, the City immediately upon annexation, will purchase existing lights currently being rented from Indiana Michigan Power Company and Northeastern REMC, that are located within public right-of-ways. The energy and maintenance costs of these lights will then become the responsibility of the City of Fort Wayne. In some areas, the existing lighting is not at City Standard (incandescent and or ornamental). Although, these lights are not being rented from Indiana Michigan or Northeastern REMC and will not be purchased by the City, their energy and maintenance costs will be paid by the City upon the effective date of annexation. If one of the non-City standard fixtures or poles need replacement the City will replace the damaged unit with City standard lighting.

The Street Light Engineering Department has determined that there are currently 230 existing lights within the area to be annexed. Out of this total 7 lights are being rented from the Indiana Michigan Power Company and 15 lights are being rented from the Northeastern REMC Power Company. The City will purchase these lights at a cost of \$400 per light, or a total cost of \$8,800. The cost for the energy of the 98 lights served by Indiana Michigan is \$15.50 per light, or \$1,519 per year and \$41.40 for each of the 132 lights served by Northeastern REMC, or \$5,465 per year. This gives a total energy cost for the existing lighting in the North II annexation area of \$6,984 per year.

There will also be a cost for the staff maintenance of each existing light within the area to be annexed of \$56 per light. This cost was derived by dividing the street lighting budget for maintenance by the number of lights currently maintained within

the City. Since there are 230 existing lights within the North II annexation area, the annual staff maintenance costs will be approximately \$12,880 per year.

The North II annexation will require approximately 89 lights to be constructed at unlit intersections. Forty-five light poles with single fixtures will be installed at a cost of \$1,000 per pole, or \$45,000. Thirty-eight town and country fixtures with underground wiring will be installed at a cost of \$1,300 per light, or \$49,400. Lastly, six lights will be installed on existing poles at a cost of \$500 per light, or \$3,000. Therefore, total costs for the installation of new lighting in the North II annexation area will amount to \$97,400. It is assumed that the 89 street lights will be constructed in the third year and the operating and maintenance costs will be computed as an annual operating cost from that year on. Operating costs for these lights will be \$2,286 per year and staff maintenance costs will be \$4,984 annually.

CAPITAL COST:	(the first year)	\$ 8,800
ESTIMATED ANNUAL COST:	(the first year)	\$19,864
CAPITAL COST:	(the third year)	\$97,400
ESTIMATED ANNUAL COST:	(the third year)	\$27,134

#### M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the North II annexation area immediately upon the effective date of annexation. The services this department will provide, include, but are not limited to, the sheltering of stray animals, response to animal complaints and emergencies, 24-hour service (seven days a week including holidays), canvassing for unconfined strays, trap rental, pet adoption, and a humane education program.

The department has determined that one full-time animal control officer, one part-time seasonal employee and one fully equipped vehicle would be needed to adequately serve the proposed North I Annexation area when annexed in the year 2000. This new animal control crew would also serve the newly annexed North II area.

Service needs are based upon pet population and upon geographic service areas. The annual cost including benefits for the additional full time officer is projected to be \$32,233. The cost for the seasonal employee is projected to be \$9,474 a year. A fully equipped vehicle will cost \$28,600. Annual costs for gasoline, for the animal control vehicle serving the annexation area, are projected to be \$253. Maintenance costs for the new vehicle are expected to be \$1,800 a year. Though the costs for the new employees and equipment will be substantial, it will be shared by other property owners in the area, including those in



the North I Annexation area, utilizing animal control services. The North II Annexation area will account for about 20 percent of the total number of households served by this new animal control crew. Therefore, the costs attributed to the North II Annexation for the new employees and equipment will amount to 20 percent of the total costs or \$8,342, for the new employees and \$6,080 for the new vehicle and its maintenance. In addition, there will be an annual cost of \$1,102 for additional supplies that will be needed to serve the area.

It should be noted that the Fort Wayne Department of Animal Control anticipates generating income from the North II Annexation area from various sources such as the issuing of pet permits and other permits, the rental of live traps, and animal redemption. The department expects to generate annual revenues of approximately \$2,071. The revenues will partially offset the costs incurred for the additional staff persons and vehicle needed to serve the annexation area.

CAPITAL COST: \$ 6,080  
ESTIMATED ANNUAL COST: \$ 9,696

N. NEIGHBORHOOD CODE ENFORCEMENT

The Department of Neighborhood Code Enforcement will provide enforcement of the Minimum Housing Code, Section 8 for the Fort Wayne Housing Authority, and the Abandoned Vehicle, Weed and Zoning Ordinances within the North II Annexation area.

It has been determined that the department will respond to approximately 140 cases a year in the proposed annexation area. Based upon an hourly rate of \$12.61, it is estimated it will cost the department \$3,224 annually to provide the North II Annexation area enforcement services.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$3,224

O. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the North II annexation area residents immediately upon the effective date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Commission, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions for the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State and Federal Government.

CAPITAL COST: \$0  
ESTIMATED ANNUAL COST: \$0

## SECTION FIVE

### PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that, due to the annexation of the North II area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

## SECTION SIX

### FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures of the proposed North II Annexation area. This section will also provide a five year summary for the years 2003 to 2007 of the expenditures compared with the revenues.

#### A. REVENUES

Property taxes are the main source of revenue to be received from the North II Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the offices of the Washington, St Joseph and Perry Township Assessors. The formula for computing tax revenue is shown in Table 2.

TABLE 2  
TAX REVENUE FORMULA

$$\frac{V-E}{100} (T) = TR$$

WHERE: V = Assessed Valuation  
E = Home Mortgage Exemption (\$1,000)  
T = City Tax Rate  
TR = Tax Return

The total assessed valuation of the North II Annexation area is \$72,202,908. The home mortgage exemption is deducted from the total. There are approximately 2,308 residential structures in the proposed annexation area. Assuming that each one is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation becomes 69,894,908. Property tax for 1992 can then be determined by applying the City tax rate to this figure (See Table 3) giving a total property tax revenue of \$2,294,176. Using a 4.0 percent annual rate of inflation, the property tax revenue for 2004, the first year taxes would be due in the North II Annexation area, would be \$3,521,822. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

The North II annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets Fund (LARS). These funds are allocated based on street miles. In 1991, the City received \$5,073 per street mile in MVH Funds and \$2,034 per street mile from LARS Funds. This annexation will add 37.3 miles to the City's street

system. Therefore, the City will receive an additional \$189,223 from MVH Funds and an additional \$75,868 from LARS Funds. These funds will be received yearly beginning one year after the effective date of annexation.

The following table shows the area's Taxing District Rate.

TABLE 3  
TAXING DISTRICT RATE

Corporation General	\$ 1.4990
Corporation Debt Service	0.3465
Firemen Pension	0.1421
Police Pension	0.1170
Sanitary Officers Pension	0.0139
Fire	0.7395
Park General	0.3673
Redevelopment General	<u>0.0141</u>
	\$ 3.2394

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, the County Option Income Tax, and the Alcoholic Beverage Tax. Some of these funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the North II Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

#### B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 4. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, all capital improvement projects must follow routine city procedures which often require petitioning.

On the following page Table 4 details the costs that will be incurred by each department upon the annexation of the North II Annexation area. These costs do not reflect the inflation factor used to calculate the five year revenue summary shown in Table 5.



**TABLE 4  
EXPENDITURES**

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$ 14,000	\$ 245,326
Fire Department	1,365,000	507,400
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	3,013	33,433
Streets	164,000	110,272
Parks	0	19,099
Water	0	0
Fire Hydrants	0	65,935
Sanitary Sewers	0	0
Storm Sewer	0	0
Street Lighting	106,200	27,134
Animal Control	6,080	9,696
Neighborhood Code Enforcement	0	3,224
Administrative Functions	0	0
<b>TOTALS</b>	<b>\$1,658,293</b>	<b>\$1,021,519</b>

**C. FIVE YEAR SUMMARY**

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the North II Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary includes a 4.0 percent inflation factor for municipal expenditures, and a 4.0 percent increase factor for City property tax revenues. These inflation factors have been derived through calculating the average expenditures and revenues over the past several years, and are from the City of Fort Wayne Controller.

Property tax revenue from the annexation area will not be collected until 2004. Assuming the area is annexed in December of 2002, assessment will not occur until March of 2003, with revenues being collected in 2004. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$1,875,227 in 2003. On the following page, Table 5 details the revenues minus the expenses for the North II Annexation over the next five year period.

TABLE 5  
REVENUES MINUS EXPENSES

YEAR	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS	BALANCE
2003	\$1,875,227			-\$1,875,227
2004	1,897,592	\$3,673,050	\$ 265,091	+2,040,549
2005	2,149,912	3,819,972	265,091	+1,935,151
2006	2,056,536	3,972,771	265,091	+2,181,326
2007	<u>2,127,441</u>	<u>4,131,681</u>	<u>265,091</u>	<u>+2,269,331</u>
Totals	\$10,106,708	\$15,597,474	\$1,060,364	+\$6,551,130

D. RECOMMENDATION

This Fiscal Plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the North II Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on December 31, 2002.



**DIGEST SHEET**

**TITLE OF ORDINANCE** ANNEXATION RESOLUTION

**DEPARTMENT REQUESTING ORDINANCE** COMMUNITY AND ECONOMIC DEVELOPMENT

**SYNOPSIS OF ORDINANCE** FISCAL PLAN FOR NORTH II ANNEXATION IS

APPROVED AS PROVIDED BY STATE LAW.

*R-93-02-14*

**EFFECT OF PASSAGE** FISCAL PLAN IS APPROVED.

**EFFECT OF NON-PASSAGE** FISCAL PLAN IS NOT APPROVED.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS)** \_\_\_\_\_

SEE FISCAL PLAN.

**ASSIGNED TO COMMITTEE (PRESIDENT)** \_\_\_\_\_

BILL NO. R-93-02-14

REPORT OF THE COMMITTEE ON  
REGULATIONS

DAVID C. LONG & REBECCA J. RAVINE - CO-CHAIRPERSONS  
LUNSEY, SCHMIDT

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council  
setting forth the policy of the City in regard to the  
North II Annexation

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

*Rebecca J. Ravine*  
*David C. Long*  
*John*  
*Theresa Long*

DATED: 3-9-93.

Sandra E. Kennedy  
City Clerk